

177.0

0008

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

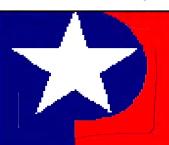
ARLINGTON

Total Card / Total Parcel

786,100 / 786,100

786,100 / 786,100

ASSESSED: 786,100 / 786,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		AVOLA ST, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	NAYLOR MELISSA G
Owner 2:	FRANCIS JEFFREY S
Owner 3:	

Street 1: 38 AVOLA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: TAYLOR GARY A/TRUSTEE -

Owner 2: GARY A TAYLOR TRUST -

Street 1: 38 AVOLA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 6,314 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 2344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6314		Sq. Ft.	Site		0	70.	0.97	6									426,595						426,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6314.000		359,000		500		426,600		786,100							
Total Card							0.145		359,000		500		426,600		786,100		Entered Lot Size					
Total Parcel							0.145		359,000		500		426,600		786,100		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		335.40		/Parcel:		335.4		Land Unit Type:					

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,000	500	6,314.	426,600	786,100	786,100	Year End Roll	12/18/2019
2019	101	FV	265,600	500	6,314.	420,500	686,600	686,600	Year End Roll	1/3/2019
2018	101	FV	236,000	500	6,314.	323,000	559,500	559,500	Year End Roll	12/20/2017
2017	101	FV	236,000	500	6,314.	304,700	541,200	541,200	Year End Roll	1/3/2017
2016	101	FV	236,000	500	6,314.	280,300	516,800	516,800	Year End	1/4/2016
2015	101	FV	232,300	600	6,314.	262,100	495,000	495,000	Year End Roll	12/11/2014
2014	101	FV	232,300	600	6,314.	241,300	474,200	474,200	Year End Roll	12/16/2013
2013	101	FV	232,300	600	6,314.	241,300	474,200	474,200		12/13/2012

Parcel ID 177.0-0008-0011.0

!13936!

**PRINT**

Date \_\_\_\_\_ Time \_\_\_\_\_

12/11/20 03:49:32

**LAST REV**

Date \_\_\_\_\_ Time \_\_\_\_\_

02/25/20 13:56:22

danam

13936

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR GARY A/T	70267-420		11/21/2017		675,000	No	No		
TAYLOR GARY A	46387-520		10/31/2005	Family	99	No	No		
SKINNER PAUL A/	28865-124		7/22/1998		300,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2019	1201	Window/S	57,343	C				
4/10/2018	398	Alterati	4,800	C				
1/9/2018	17	Redo Kit	58,477	C				
12/18/2017	1655	Inter-De	1,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
12/29/2008	Measured	163	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	243	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:			
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	10%	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Very Good	A Kits:	Fpl: 1 Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1	Level FY LR DR D K FR RR BR FB HB L O				
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Grade: C - Average	Year Blt: 1969	Eff Yr Blt:	Alt LUC:	Alt %:	Location:	Total Units:	Floor:	% Own:	Name:	Exterior:	Interior:	No Unit	RMS	BRS	FL					
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	DEPRECIATION	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Totals	1	8	4							
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Prim Floors: 4 - Carpet	Special:	Override:	Total: 18.3 %	Heating:	General:	1	8	4								
Bsmnt Flr: 4 - Carpet	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	CALC SUMMARY	Basic \$ / SQ: 135.00	Size Adj.: 1.27093434	Const Adj.: 1.00300002	Adj \$ / SQ: 172.091	Other Features: 82000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	COMPARABLE SALES			
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	% Com Wall:	LUC Factor: 1.00	Adj Total: 439363	Depreciation: 80403	Depreciated Total: 358960	Juris. Factor:	Before Depr: 172.09	Special Features: 0	Val/Su Net: 136.76	Final Total: 359000	Val/Su SzAd	212.30	Rate	Parcel ID	Typ	Date	Sale Price
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 177.0-0008-0011.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	18X16	G	AV	1970		6.47	T	39.2	101			500		500			
More: N	Total Yard Items:	500	Total Special Features:		Total:	500														

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	875	172.090	150,580	BMT	100	RRM	80	A	
BMT	Basement	816	78.470	64,034						
FFL	First Floor	816	172.090	140,426						
WDK	Deck	102	15.850	1,617						
OPP	Open Porch	16	44.130	706						
Net Sketched Area: 2,625				Total: 357,363						
Size Ad	1691	Gross Are	2625	FinArea	2344					

**IMAGE**

**AssessPro Patriot Properties, Inc**